

2021/2659/P-92 Constantine Road

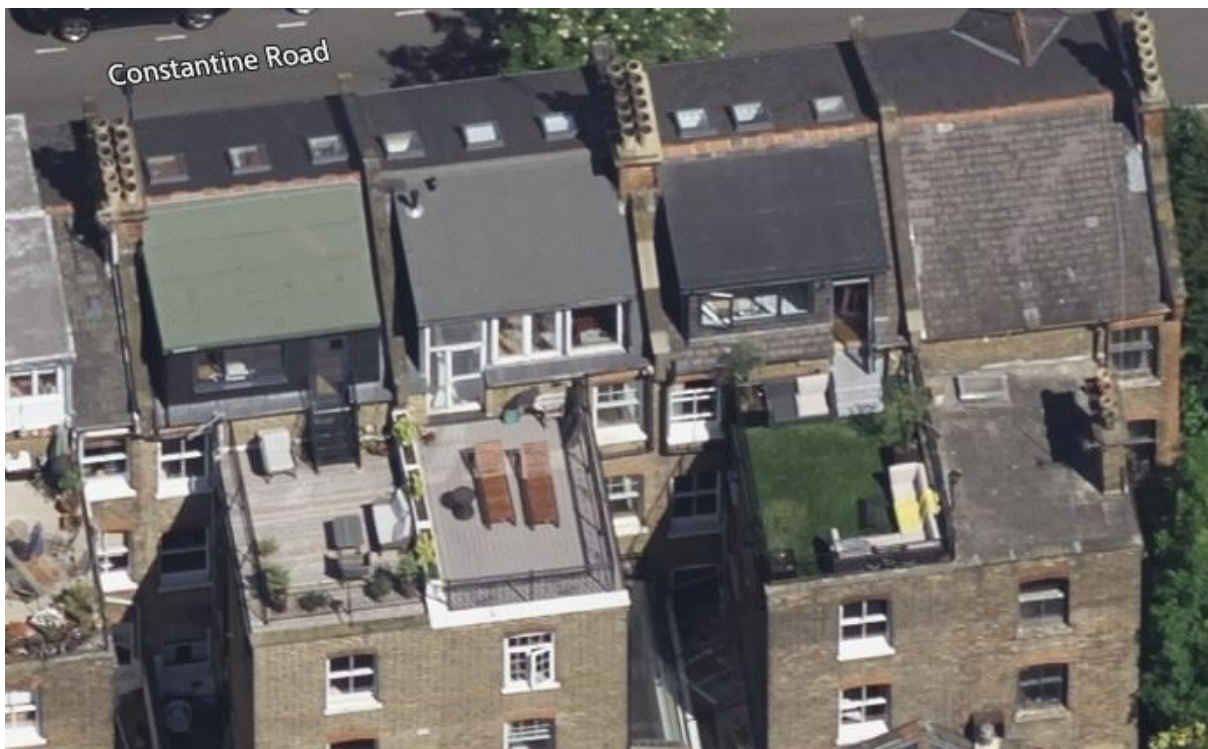


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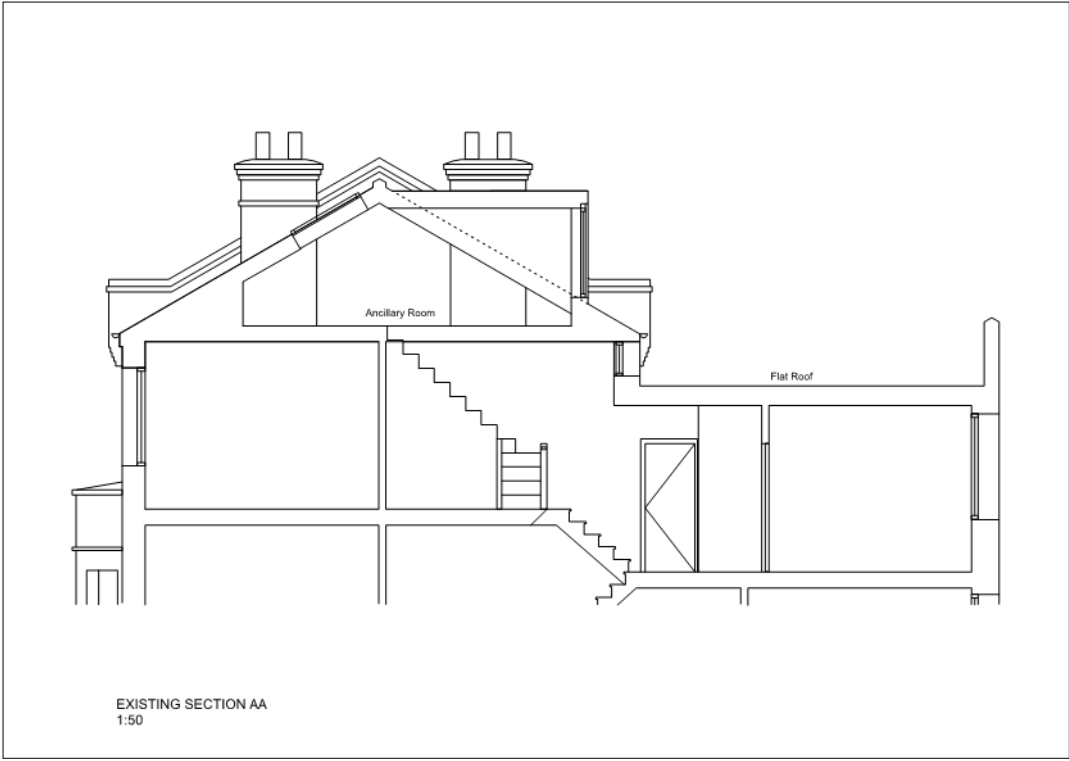
Photos for 2021/2659/P



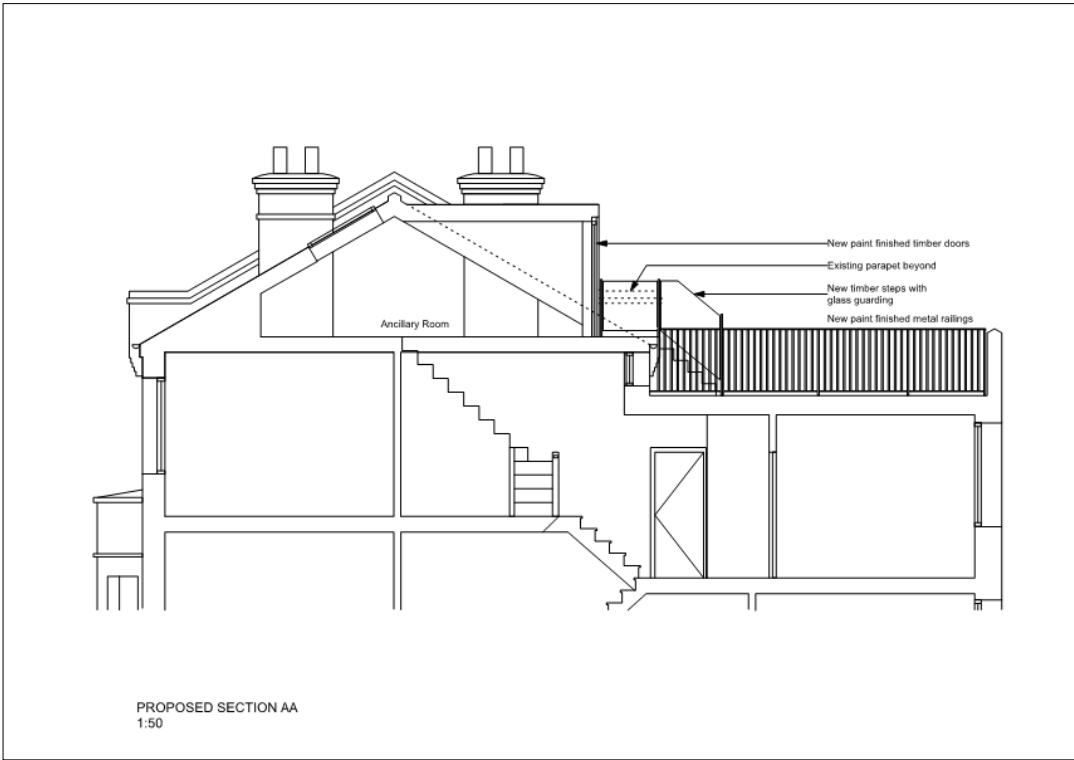
Rear elevations of No. 90 to No104 Constantine Road (No.92 marked with red arrow)



Rear elevations of No. 82 to 88 Constantine Road (from left to right)



Existing section



Proposed section



Existing and proposed elevations

Delegated Report		Analysis sheet		Expiry Date:	26/07/2021
(Members Briefing)		N/A / attached		Consultation Expiry Date:	08/08/2021
Officer				Application Number(s)	
Enya Fogarty				2021/2659/P	
Application Address				Drawing Numbers	
92 Constantine Road London NW3 2LS				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of steps from the existing dormer to an existing flat roof and the installation black metal railings to create a roof terrace at third floor level.					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation responses:	No. of responses	00	No. of objections	00
Summary of consultation:	Three site notice(s) were displayed near to the site on the 14/07/2021 (consultation end date 07/08/2021). The development was also advertised in the local press on the 09/07/2021 (consultation end date 14/07/2021). No objections were received from neighbouring residents			
Mansfield Conservation Area CAAC:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">This proposal breaks the rear gutter line of the main roof pitch and would therefore further damage the appearance of the original roof form within this CA. The existing rear dormer is already very bulky and this proposal would increase that effect. The view from the neighbouring property would be impacted by the proposed new metal railings. <u>Officer's response:</u> <ul style="list-style-type: none">Please refer to Design and conservation section of the report			

Site Description

The application site is a four storey Victorian house. The site is not locally or statutorily listed but is located within the Mansfield Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area. The surrounding area is characterised by dwellings of similar style and character.

Relevant History

The planning history for the application site can be summarised as follows:

Application site

2011/6264/P-Erection of dormer roof extension at rear and the installation of two conservation style rooflights to front roof of dwellinghouse. **Granted 13/02/2021**

Neighbouring properties

Flat B, 74 Constantine Road

2019/2509/P- Increased the height of rear parapet wall, installation of metal balustrade with trellis and retractable roof light all associated with the use of the second floor flat roof as a roof terrace. **Granted 07/01/2020**

100 Constantine Road

2018/5632/P- Conversion of a single dwelling house into 1 x 3 bed flat and 1 x 2 bed flat (Class C3), erection of rear dormer and creation of roof terrace at third floor level. **Granted 09/05/2019**

82 Constantine Road

2017/2650/P- Erection of rear dormer window with access door, creation of roof terrace with balustrade at 3rd floor level and installation of two front rooflights. **Granted 21/08/2017**

84 Constantine Road

2016/6216/P- Retention of rear roof dormer and 3 x front rooflights as built (Retrospective). **Granted 16/08/2017**

123 Constantine Road

2015/4244/P- Loft conversion with rear dormer extension and new door onto existing roof terrace at 2nd floor level, new black iron balustrade around roof terrace and 2 x front rooflights. **Granted 29/09/2015**

84 Constantine Road

2011/0130/P- Erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3). **Granted 14/03/2011**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development

- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Mansfield Conservation Area Appraisal and Management Plan 2008

Assessment

1. The proposal

- 1.1. Planning permission is sought for the installation of steps from the existing dormer to an existing flat roof and the installation black metal railings to create a roof terrace above the flat roof of the three storey rear outrigger. It should be noted the existing dormer would not be enlarged as part of the application. The stairs would be timber with glass privacy screen. The railings would be erected on either side of the flat roof and would measure 1.0m in height.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- Design and Conservation
 - Residential amenity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. CPG Design' states balconies and roof terraces can provide valuable amenity space for workers who would otherwise have little or no exterior space. Balconies and terraces should complement the elevation upon which they are to be located. Consideration should therefore be given to the following: detailed design to reduce the impact on the existing elevation; careful choice of materials and colour to match the existing elevation; possible use of setbacks to minimise overlooking – a roof terrace need not necessarily cover the entire available roof space; possible use of screening (frosted glass etc) to prevent overlooking of habitable rooms in residential properties or nearby gardens, without reducing daylight and sunlight or outlook.
- 3.3. CPG 'Home Improvements' states balconies and terraces should be subordinate to the roof slope being altered, and roof form overall; Preserve the roof form and complement the elevation upon which they are to be located. In case of pitched roofs, be set in within the roof slope, when possible; Should maintain the existing parapet height; Handrails and balustrades should be set back behind the line of the roof slope or parapet.
- 3.4. The roof terrace would measure approximately 5.2m in depth and 3.7m in width and would have metal railings along each side elevation measuring 1.0m. The CAAC has objected to the proposal stating it would add additional bulk to the rear roofslope and would as a result add further damage to the roofslope. The context of the immediate surrounding area shows that many properties have

roof terraces in this location. There is precedent for roof terraces to the rear along Constantine Road enclosed with metal balustrades. As such, the proposals would not be out of character with the existing context.

- 3.5. The simple modern design would mirror that of the neighbouring properties at No. 82 and 84 Constantine Road in terms of the size of the terrace and the use of iron railings is considered appropriate for the conservation area. The proposals would be limited to the rear and would not be visible from the public realm due to the high parapet wall of the rear outrigger, and therefore not harm the character and appearance of the conservation area.
- 3.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 4.2. A condition is attached to secure the installation of the privacy screen adjacent to the proposed steps on the boundary with adjoining neighbouring no.90. This will prevent overlooking and loss of privacy.
- 4.3. Due to the location, size and nature of the proposals that it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or added sense of enclosure.
- 4.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

5. Recommendation

- 5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1st November 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/2659/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 26 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Sceales Gunn Design Ltd
6 North Grove
London
N6 4SL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
92 Constantine Road
London
NW3 2LS

Proposal:
Installation of steps from the existing dormer and black metal railings to flat roof of three storey rear outrigger to create a roof terrace.

Drawing Nos: 92CR21-P-01; 92CR21-P-02; 92CR21-P-03; 92CR21-P-04; 92CR21-P-05;
92CR21-P-06

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 92CR21-P-01; 92CR21-P-02; 92CR21-P-03; 92CR21-P-04; 92CR21-P-05; 92CR21-P-06

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The privacy screen shown on the drawings hereby approved shall be fitted on the east elevation facing no.90 Constantine Road and shall be permanently retained thereafter.

Reason: In order to protect the amenity of residents in accordance with policies A1 (Managing the impact of development) of the Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden

Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION